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MONITORING THE HOUSING MARKET

SUPPLY & PRODUCTION

CITY OF HAMILTON

JANUARY 1 TO DECEMBER 31, 1979

Prepared By The
Planning and Development Department
of the
Regional Municipality of Hamilton-Wentworth

MONITORING THE HOUSING MARKET

SUPPLY & PRODUCTION

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1

SUMMARY AND RECOMMENDATIONS

SUMMARY

The monitoring study for 1979 shows that:

- the City's population dropped 1,426 persons to 306,538. Between 1971 and 1979, the average growth rate was .18%. The target is .7%;
- housing unit production amounted to 489 units, far short of the annual target of 2,600 units;
- the housing unit mix did not meet the targets. Singles and semis surpassed the targets considerably, while row and apartments fell short;
- the residential (short term) land inventory came close to the target of 6,870 units. Singles were twice the target number, semis were 7 times the target, row were 5 times, while apartments were only 17% of the target;
- the apartment vacancy rate declined to 2.6% from 4.5% a year earlier. The rate remains relatively high in the central and downtown areas of the City;
- apartment rents have decreased since 1975 when the inflation rate is taken into account;
- condominium development was negligible;
- house prices in Hamilton were low in relation to other Ontario and Canadian cities. The house prices have remained steady whereas other cities have shown substantial increases;
- high mortgage rates and market oversupply are causing numerous C.M.H.C. repossessions;
- the inventory of low income housing increased by only 189 units, 71% below the target; and
- approvals for residential rehabilitation assistance surpassed the annual target.

RECOMMENDATIONS

As a result of the 1979 housing monitoring study, it is recommended that:

1. housing monitoring continue on an annual basis

2. the Housing Policy targets be thoroughly reviewed and revised in order to provide figures which reflect both short and long-term market trends and housing needs in Hamilton,

3. low income housing be studied separately as part of the overall examination of subsidized housing need and the housing programs best able to meet that need,

4. medium and high density designations and zoning on the mountain be preserved and promoted to stimulate apartment construction in that area.

2

INTRODUCTION

This is the fourth annual report providing yearly information on housing activity in the City of Hamilton. The report also compares 1979 housing production in the City with the targets established in the 1976 Council-adopted Housing Policy. This report contains statistical information on housing supply for the period January 1 to December 31, 1979.

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PURPOSE

The purpose of this Report is to provide decision-makers, public and private agencies and the housing development sector with:

- a statistical review of housing activities and changes in the local market conditions;
- a performance evaluation of the housing market in relation to the annual targets; and
- an assessment of Housing Policy as a result of housing market performance.

The basis for monitoring the performance of the housing market lies in the 1976 Council-adopted Housing Policy (See Appendix 9), and the Peter Barnard Associates "Housing Needs" Study. The Housing Policy sets out the following assumptions and annual targets:

i) a population growth rate of 0.7%;

ii) the development of 2,600 housing units;

iii) short-term housing land inventory of 6,870 potential units;

iv) the development of 660 low-income housing units; and

v) the rehabilitation of 195 units under OHRP and RRAP.

4

MONITORING RESULTS

- Population Growth
- Housing Unit Production
- Residential Land Inventory
- Rental Apartment Market
- Condominium Development
- Comparative Housing Prices
- CMHC Repossessions in Hamilton
- Low Income Housing
- Residential Rehabilitation

4.1

POPULATION GROWTH (See Appendix 1)

In 1979, the City recorded an assessed population of 306,538 persons, a drop of some 1,426 persons below the 1978 population. This drop represents a decline of 0.5% from 1978.

The annual growth rate target established in the Council-adopted Housing Policy is 0.7%; however, the City has achieved this rate of growth only once since 1971. That occurred between 1974 and 1975 when the population increased by 1.3%.

Since 1976, population has declined annually so that the City is now registering negative growth. From a high of 312,601 persons in 1976, the population has dropped by 6,063 to the present 306,538.

In addition, the average annual growth rate between 1971 and 1979 was .18%, considerably below the target of .7% (see Figure 1).

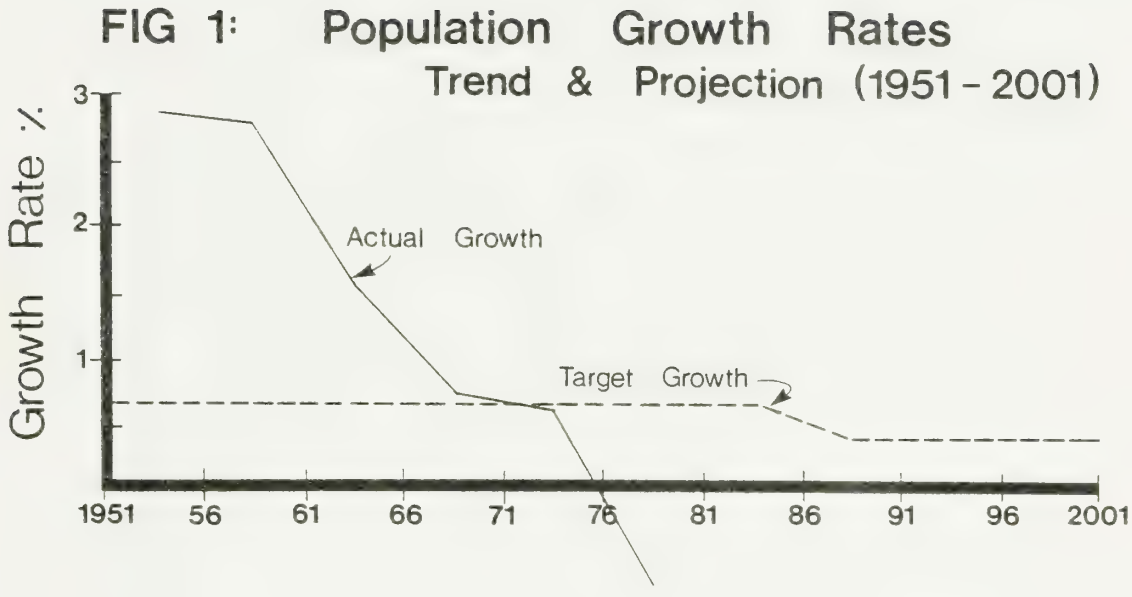
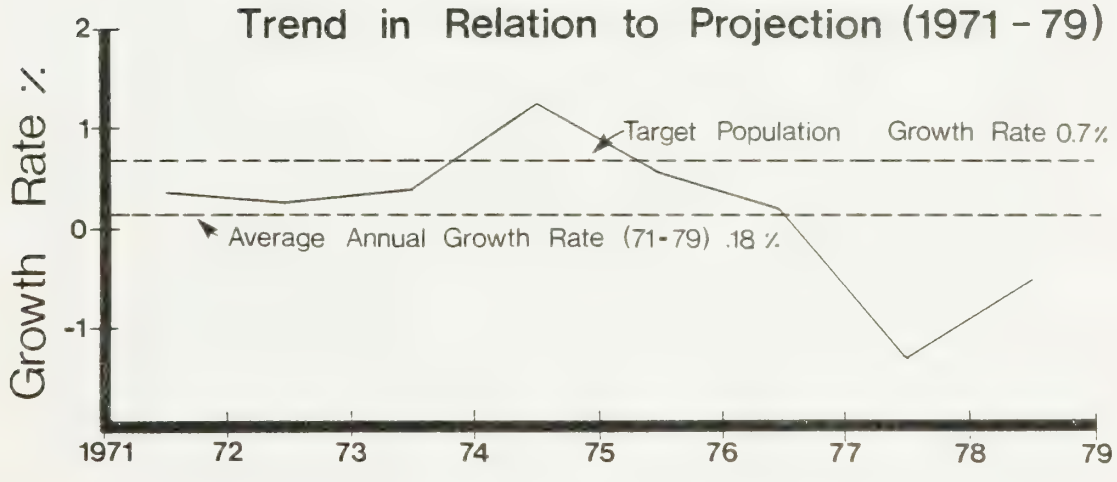


FIG 1: Population Growth Rates
Trend & Projection (1951 - 2001)
Growth Rate %
3
2
1
Actual Growth
Target Growth
1951
56
61
66
71
76
81
86
91
96
2001

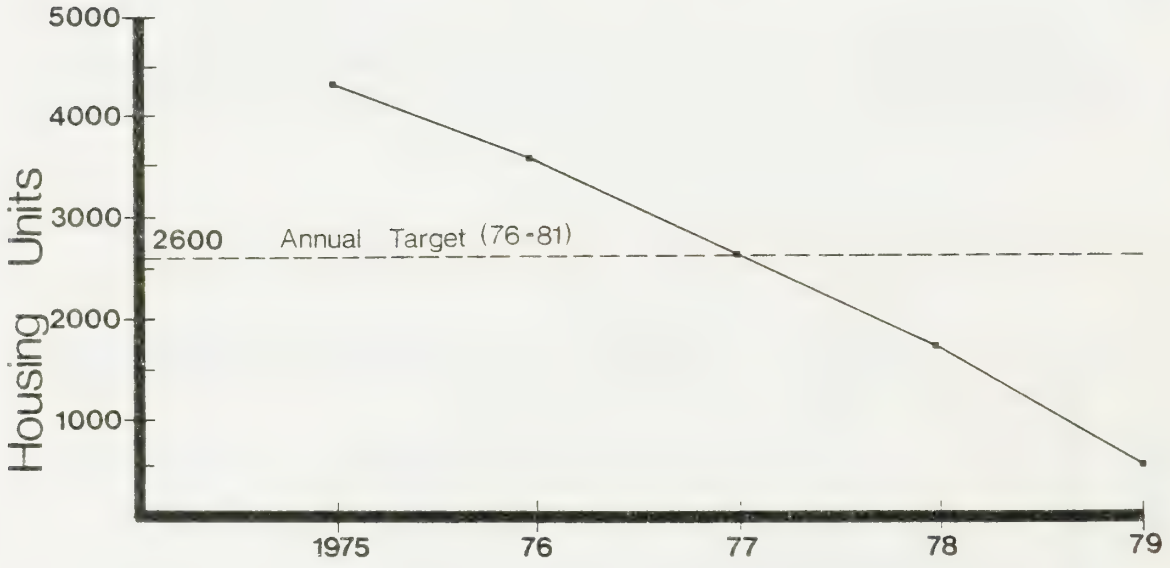

Trend in Relation to Projection (1971 - 79)
Growth Rate %
2
1
0
-1
Target Population Growth Rate 0.7%
Average Annual Growth Rate (71-79) .18 %
1971
72
73
74
75
76
77
78
79

4.2

HOUSING UNIT PRODUCTION (See Appendix 2)

Housing unit production (units completed and available for occupancy) in 1979 amounted to 489 units net (624 new units - 135 demolitions). This figure fell far short of the annual target of 2,600 units. There has been a progressive decline in net annual housing unit production since 1975 (See Figure 2). The 1979 figure is only 11% of the 1975 figure.

FIG 2: Housing Unit Production



HOUSING MIX (See Appendix 3)

The Hamilton "Housing Needs" Study also established targets for the mix of housing. The mix was set at 25% singles, 5% semis, 6% row, and 64% apartment units.

This mix was not achieved in 1979. In fact, the mix has been digressing substantially farther from the target each year since 1977 (See Figure 3).

In 1979, singles accounted for 41.5% of the housing mix, more than twice the 1978 figure, and 40% above the target. Semis amounted to 18.4% of the net production, a figure close to the 1978 figure but over 3 times the target. Row housing dropped to 1.8%, considerably below the target and much below the 1978 figure.

Finally, apartment production declined to 38.2% of the net total, much below both the 1978 figure and the target.

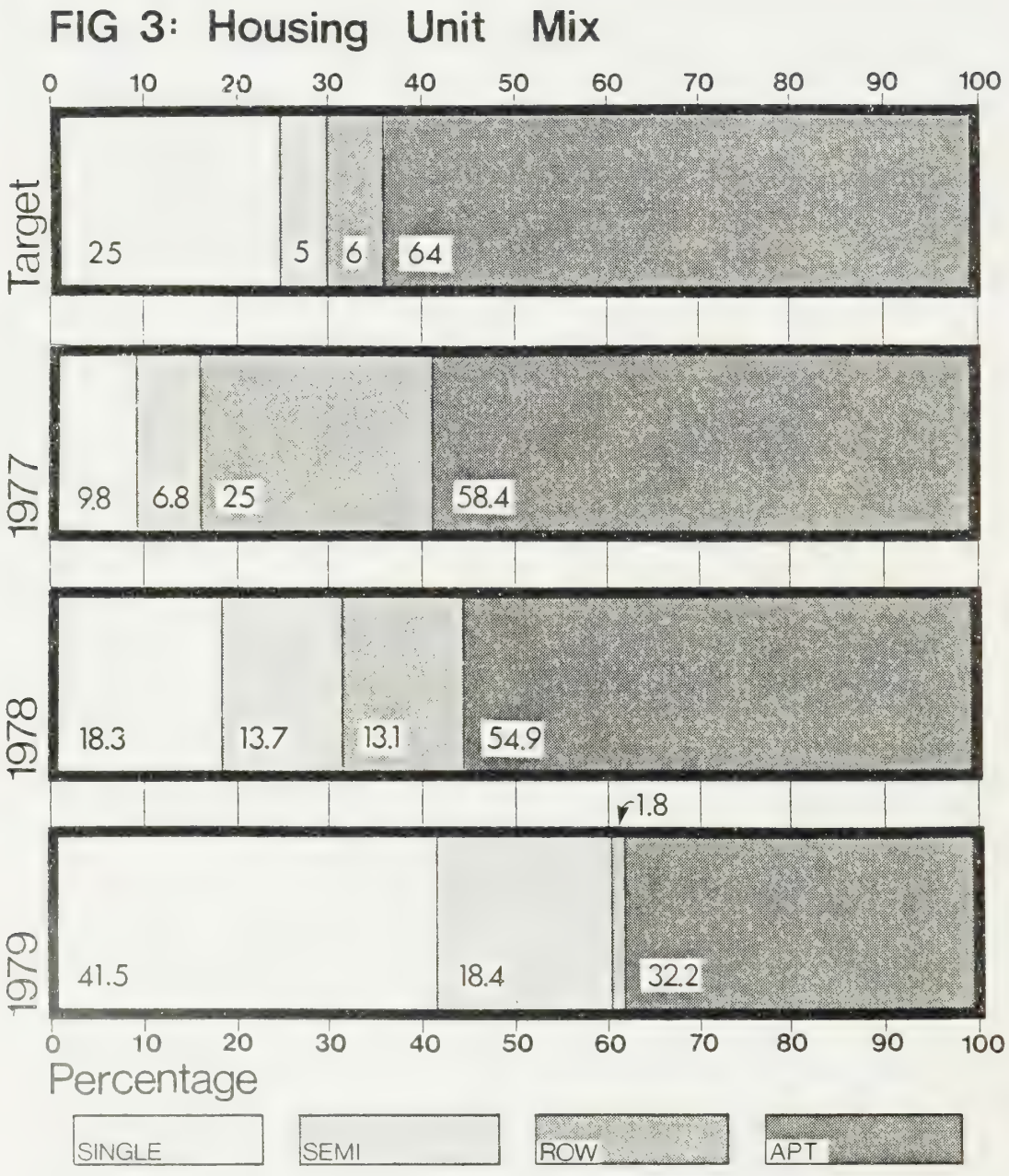


FIG 3: Housing Unit Mix
0 10 20 30 40 50 60 70 80 90 100
Target
25
5
6
64
1977
9.8
6.8
25
58.4
1978
18.3
13.7
13.1
54.9
1.8
1979
41.5
18.4
32.2
0 10 20 30 40 50 60 70 80 90 100
Percentage
SINGLE
SEMI
ROW
APT

4.3

RESIDENTIAL LAND INVENTORY (See Appendix 4)

To ensure an adequate short-term supply of residential land for housing production, an annual target of 6,870 units was established. The City's short-term supply of residential land for production in 1979 was 6,856 units. This figure is very close to the target and is an increase of 1,105 units over the 1978 figure. This included units approved, draft approved and under consideration.

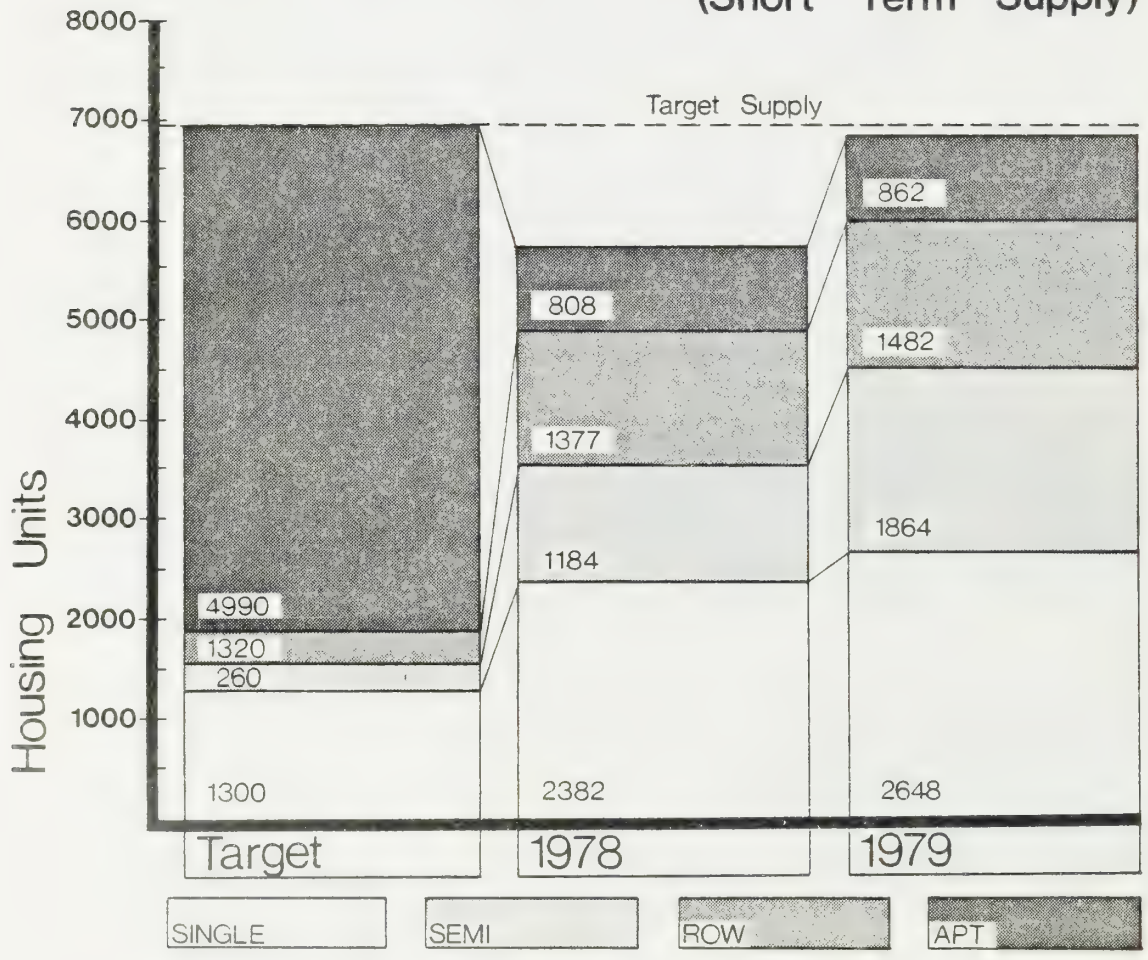
The short-term supply of singles was 2,648 units, twice the target. The short-term supply of semis was 1,864 units, 7 times the target; while the row unit supply amounted to 1,482 units, almost 5 times the target. Meanwhile, apartment units totalled 862 units, only 17% of the target. This information is shown in Figure 4.

It would appear that the low supply of apartments is a result of four factors:

- the overbuilding of apartment units in the late 1960's and early '70's;
- the resulting high apartment vacancy rates over the last 5 years;
- rent control, and
- high mortgage interest rates making apartment developers cautious.

The apartment component is not considered a problem yet. As the vacancy rate drops, it will become more critical. At the moment, the supply is adjusting to the demand.

FIG 4: Residential Land Inventory (Short Term Supply)

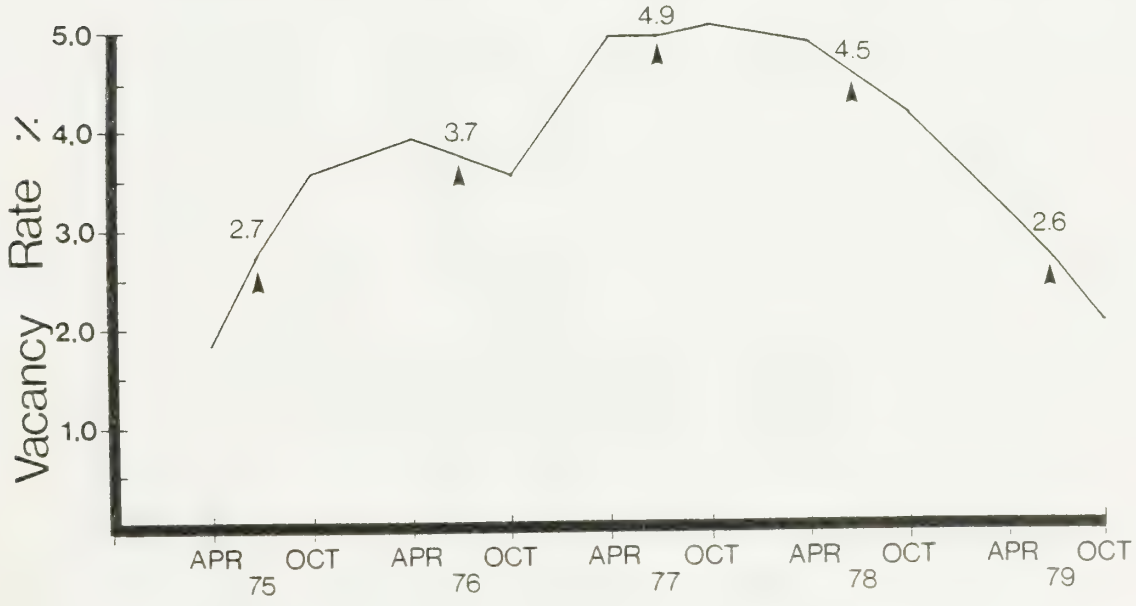


4.4

THE RENTAL APARTMENT MARKET (See Appendix 5 and 6)

Apartment vacancy rates in the City have continued to decline in 1979. From a high of 4.9% in 1977, to 4.5% in 1978, the vacancy rate in 1979 dropped to 2.6%, a significant decrease. (See Figure 5).

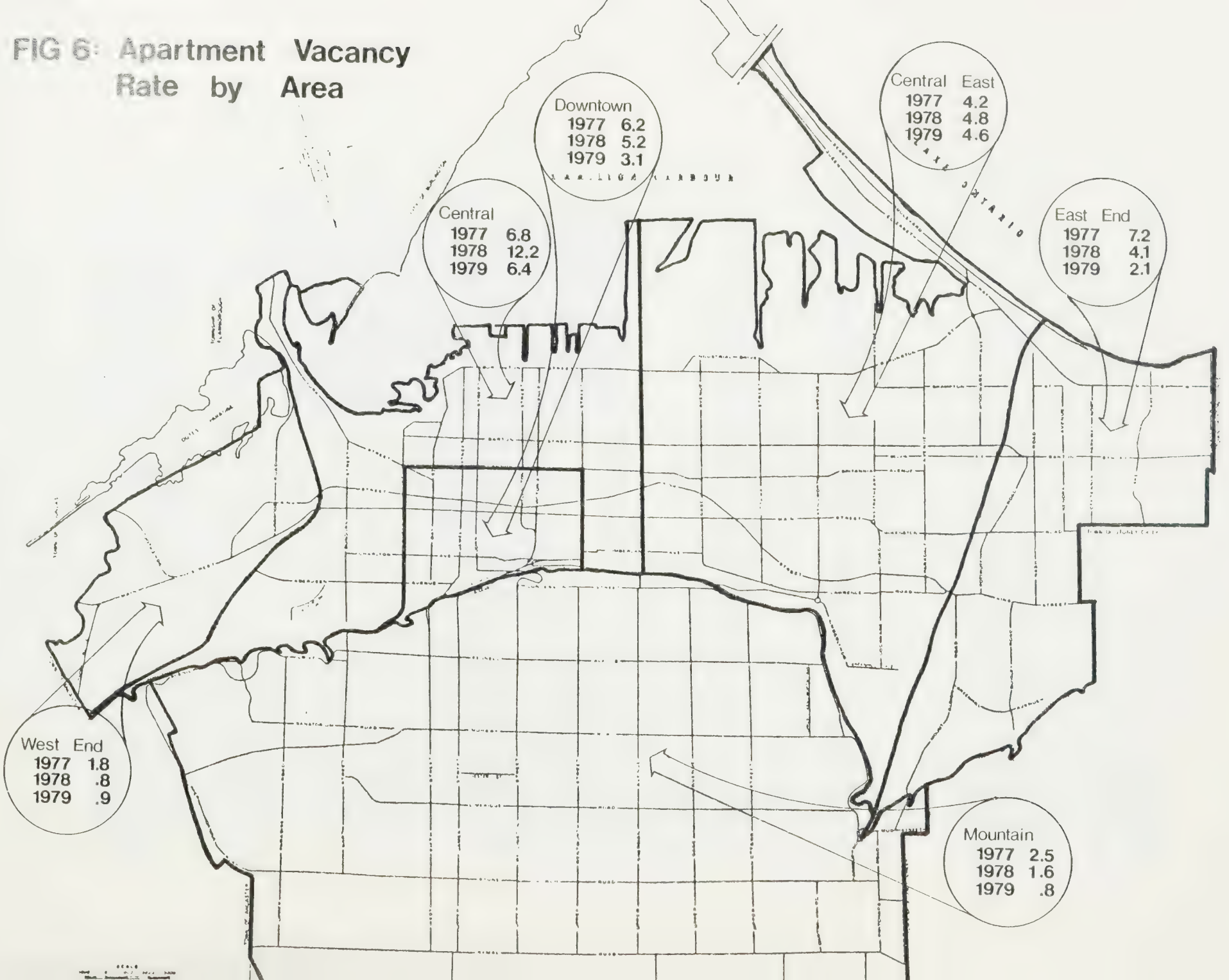
FIG 5: Apartment Vacancy Rate (75-79)



It should be noted that the highest vacancy rate in the City is in the central area as shown on Figure 6. The vacancy rate has dropped significantly in the downtown core.

The very low vacancy rate on the Mountain appears to indicate a need for more apartment units in that area, especially as the Limeridge Mall is developed.

FIG 6: Apartment Vacancy Rate by Area

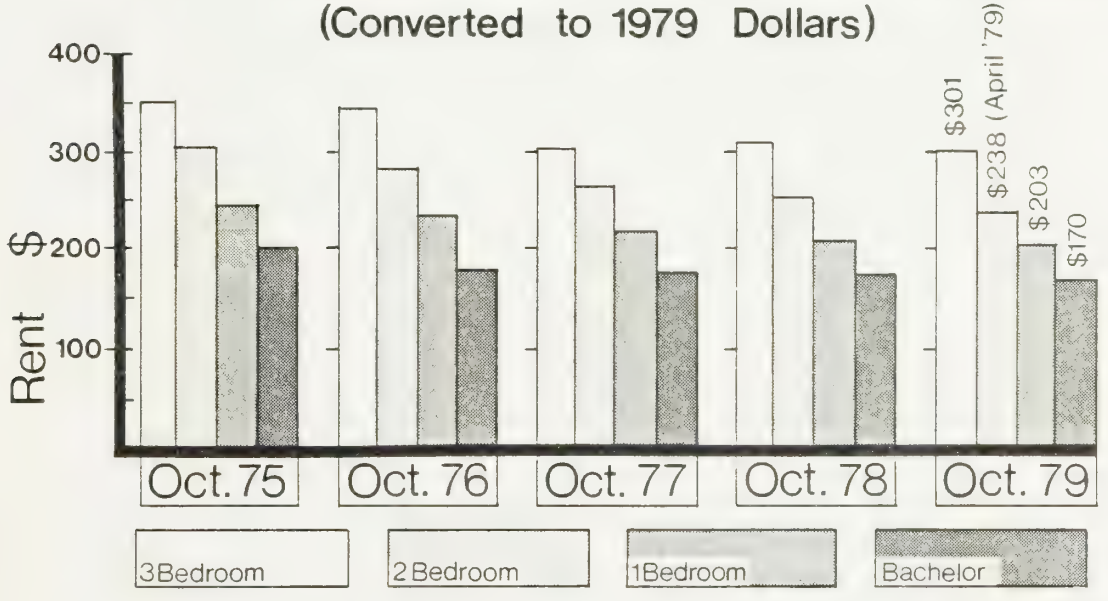


The vacancy rate is influenced by the market supply of apartment units. A high vacancy rate generally reflects market over-supply, which, in turn, creates lower rent figures. Since 1975, there has been a decline in the average rent value of vacant apartment units, as shown in Figure 7.

In October 1979, the average rent for a bachelor apartment was $170. In October 1975, the average rent was $150, but when converted to 1979 dollars, it was $206.

With the declining vacancy rate, it is likely that rents will rise accordingly.

FIG 7: Average Rent for Vacant Apartments
(Converted to 1979 Dollars)



4.5 CONDOMINIUM DEVELOPMENT

No new or converted condominium units were produced in 1979. The inventory of existing condominium units remained the same as in 1978, totalling 4,149 units, plus 41 units under construction.

Figure 8 shows the bulk of the inventory was row housing (70.1%) and the remainder, apartments (29.9%). There were no conversions of existing housing units in 1979.

FIGURE 8 - TOTAL CONDOMINIUM UNIVERSE
CITY OF HAMILTON 1976 - 1979

Date	Under Construction				Existing				Total			
	Row Actual	%	Apt. Actual	%	Row Actual	%	Apt. Actual	%	Row Actual	%	Apt. Actual	%
Dec.31/76	720	61.1	458	38.9	1941	69.9	835	30.1	2661	67.3	1293	32.7
Dec.31/77	279	60.5	182	39.5	2570	69.8	1111	30.2	2849	68.7	1293	31.2
Dec.31/78	41	100.0	0	0	2897	69.8	1252	30.2	2938	70.1	1252	29.9
June 30/79	41	100.0	0	0	2897	69.8	1252	30.2	2938	70.1	1252	29.9

Source: CMHC - Housing Statistics Monthly Reports, 1976/77/78/79

4.6
COMPARATIVE HOUSING PRICES

The price of homes in Hamilton ranks eighth is a survey of Ontario's ten larger cities. The average price for a typical three-bedroom home on a 6,000 square foot lot in Hamilton as of October, 1979, was $58,500. The average price for a similar house in the ten centres surveyed was $67,540. (See Figure 9A).

On a national scale, Hamilton also appears in eighth place, higher only than Montreal and St. John's. Hamilton's house prices are considerably lower than Toronto and cities in western Canada. In addition, Hamilton's prices have remained relatively steady, whereas other cities have shown substantial increases (See Figure 9B).

FIGURE 9 - COMPARATIVE HOUSING PRICES - OCTOBER 1979

A) ONTARIO

CITY	PRICE	% CHANGE FEB. '79 TO OCT.'79
HAMILTON	$58,500	2.6
TORONTO (CENTRAL)	92,200	13.0
THUNDER BAY	82,000	9.3
MISSISSAUGA	74,000	7.3
OAKVILLE	70,900	5.2
BURLINGTON	65,500	2.3
OTTAWA	62,500	1.5
LONDON	59,000	11.3
KITCHENER	56,300	1.4
ST. CATHARINES	54,500	4.8

AVERAGE $67,540

SOURCE: ROYAL TRUST CORPORATION

B) CANADA

CITY	PRICE	% CHANGE FEB.'79 TO OCT.'79
HAMILTON	$58,500	2.6
TORONTO (CENTRAL)	92,200	13.0
MONTREAL	58,000	13.7
ST. JOHN'S	55,250	11.6
HALIFAX	61,000	8.9
WINNIPEG	65,000	1.6
CALGARY	94,000	14.6
EDMONTON	91,000	4.0
VANCOUVER	88,500	16.5
VICTORIA	74,000	12.1

AVERAGE: $73,745

SOURCE: ROYAL TRUST CORPORATION

4.7
CMHC REPOSSESSIONS IN HAMILTON

The high number of CMHC repossessions in Hamilton over the past year is a further factor affecting the housing market. With the rise in interest rates in recent years, and particularly in 1979, some homeowners have defaulted on mortgage payments. CMHC, as the mortgage holder under the National Housing Act has repossessed the units.

As of March 3, 1980, CMHC repossessions included:

- 137 singles
- 4 semis
- 4 row (freehold)
- 243 row (condominium)
- 192 apartments (condominiums)

Total • 580

Although this figure is only half the totals for 1978 and 1979, the CMHC repossessions, when offered for sale, are a significant addition to the housing supply. CMHC repossessions are primarily condominium townhouses and apartments as a result of market oversupply and low demand.

4.8

LOW INCOME HOUSING (See Appendix 7)

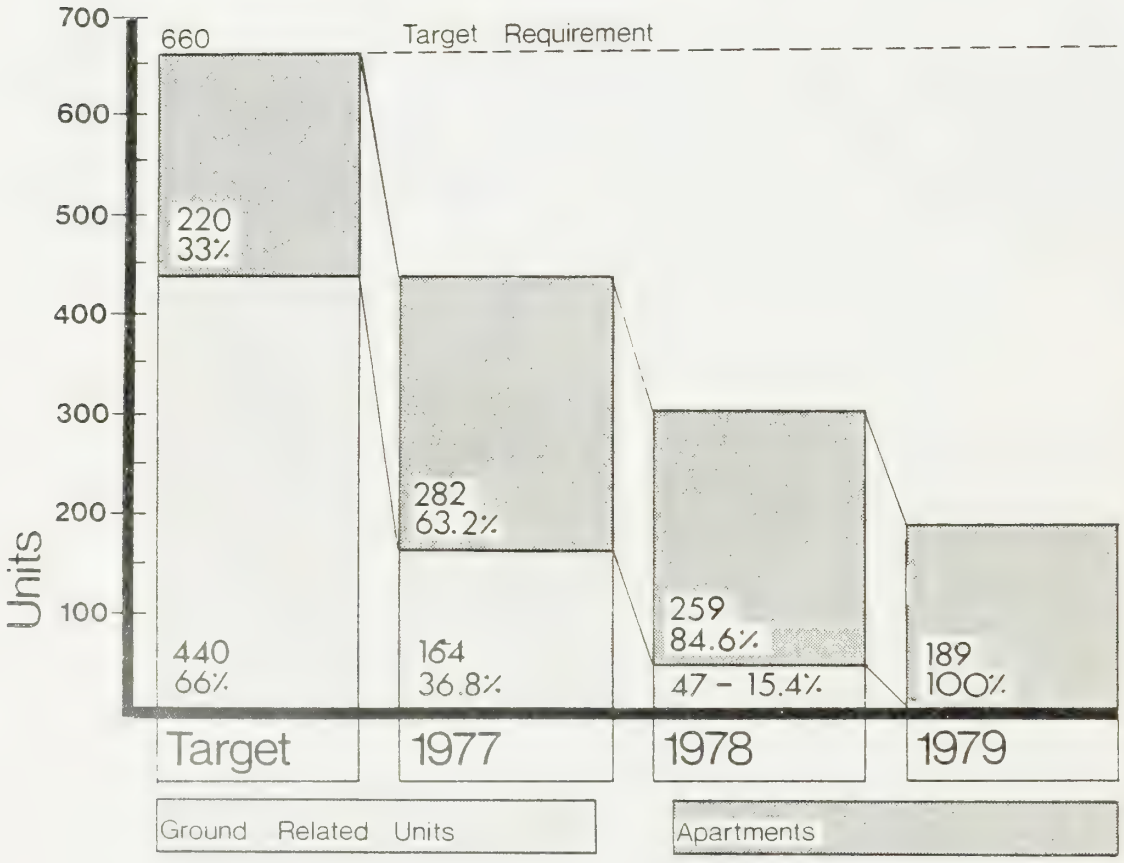
The Council-adopted Housing Policy established an annual target of 660 units consisting of 440 row (ground related) and 220 apartment units.

In 1979, the inventory of low-income housing* accommodations increased by 189 units, all of which were rent-geared-to-income. This increase was 71% below the target.

No additional non-profit housing units appeared in 1979. Figure 10 shows the 1979 breakdown of ground-related and apartment units in relation to the target. All 189 new units created in 1979 were apartments, whereas the target recommends that only 33% of the total be for apartment units.

* refers to housing units where some form of cost assistance is provided.

FIG 10: Low Income Housing



4.9

RESIDENTIAL REHABILITATION (See Appendix 8)

An annual target of 195 units was established by the Council-adopted Housing Policy for residential rehabilitation. In 1979, 249 applications were approved for assistance (148 under O.H.R.P. and 101 under R.R.A.P.). These approvals exceed the target but are substantially fewer than those granted in 1975 and 1976.

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CONCLUSION

Overall, the supply and production component of the Hamilton housing market did not perform satisfactorily in 1979 relative to the Housing Policy targets. There are two reasons for this:

- the market
- the targets

1. The Market

Hamilton has been experiencing a housing market slump similar to the country in general. The decline in Canada's housing industry accelerated sharply in 1979. Canada Mortgage and Housing Corporation (CMHC) has stated that housing construction is in its worst slump since the depression. CMHC indicates that the slump is based on high interest rates, high mortgage rates, lack of growth in real incomes, and the general economic slowdown on a national scale.

The high mortgage rates have led to an increase in the number of foreclosures and the abandonment of some existing houses because of people's inability to carry the costs of home ownership as mortgage rates are renegotiated at much higher levels.

Prospective new home buyers have held back rather than accept a mortgage rate they consider too high.

In Hamilton, the situation is made worse by a declining population, lack of choice in dwelling style and quality and an oversupply of townhouses and condominium apartments in relation to demand.

2. The Targets

Based on the information and trends established in the four years of housing monitoring, it would appear that the targets of the Council-adopted Housing Policy should be reviewed and revised. This is particularly true for the targets on:

- population growth, since the City has not come close to the target since 1976 and has registered negative growth in the last two years;

- housing unit production, since there has been a progressive decline since 1975 and the 1979 figure is much below the target;

- housing unit mix, since the target mix and the actual mix do not correspond;

- short-term land supply, so that short-term land availability better reflects market demand; and

- low-income housing, since neither the target nor the mix has ever been met, and the yearly provision of new units has been declining. The provision of low-income housing has been identified as a problem in the City for some time. Discussions with the Ministry of Housing to date have not resulted in agreement on the amount required or the means to meet the perceived need. Further study is required to resolve this matter.

6

RECOMMENDATIONS

As a result of the 1979 housing monitoring study, it is recommended that:

1. housing monitoring continue on an annual basis,

2. the Housing Policy targets be thoroughly reviewed and revised in order to provide figures which reflect both short and long-term market trends and housing needs in Hamilton,

3. low income housing be studied separately as part of the overall examination of subsidized housing need and the housing programs best able to meet that need,

4. medium and high density designations and zoning on the mountain be preserved and promoted to stimulate apartment construction in that area.

7

APPENDICES

1. Population Growth
2. Housing Unit Production
3. Housing Unit Mix
4. Residential Land Inventory
5. Apartment Vacancy Rates
6. Average Rents
7. Low-Income Housing
8. Residential Rehabilitation
9. Housing Policy

APPENDIX 1: POPULATION GROWTH

CITY OF HAMILTON (1971 - 1979)

YEAR	ASSESSED POPULATION	ANNUAL GROWTH RATE ABSOLUTE	%
1971	303,177		
		1214	0.4
1972	304,391		
		991	0.3
1973	305,382		
		1289	0.4
1974	306,671		
		3924	1.3
1975	310,595		
		2006	0.6
1976	312,601		
		-694	0.2
1977	311,907		
		-3943	-1.3
1978	307,964		
		-1426	-0.5
1979	306,538		
Average Annual to 1977 Growth		1455	.5
Average Annual to 1978 Growth		684	.2
Average Annual to 1979 Growth		420	.18

Source: Regional Planning Division, Planning and Development Department, Hamilton-Wentworth Region

APPENDIX 2: HOUSING UNIT PRODUCTION - 1975 - 1979

CITY OF HAMILTON
(Housing Completions [1] - Demolitions)[2]

YEAR	Unit Type				Gross[1] Production	[2] Demolitions	Net Production	Actual Growth in Production	
	Single	Semi	Row	Apt.				Actual	Growth Rate %
1975					4678	304	4374		
								- 577	- 13.2
1976					4143	346	3797		
								- 1109	- 29.2
1977	433	195	695	1570	2893	205	2688		
								- 971	- 36.1
1978	472	263	244	943	1922	205	1717		
								- 1228	- 71.5
1979	327	94	16	187	624	135	489		
TOTAL 1975-77					11714	855	10859	- 1686	- 38.5
1975-78					13636	1060	12576	- 2657	- 60.7
1975-79					14260	1195	13065	- 3885	- 88.8

Sources: (1) C.M.H.C. Housing Statistics Monthly Report, 1975, 1976, 1977, 1978, 1979
(2) City of Hamilton, Department of Buildings, Reports of the Months, 1975, 1976, 1977, 1978, 1979

APPENDIX 3

HOUSING UNIT MIX, 1977 - 1979

UNIT TYPE	TARGET UNITS	%	ACTUAL UNITS * # 1977	1978	1979	% 1977	1978	1979
Single	650	25	264	314	203	9.8	18.3	41.5
Semi	130	5	183	235	90	6.8	13.7	18.4
Row	160	6	671	225	9	25.0	13.1	1.8
Apt.	1660	64	1570	943	187	58.4	54.9	38.2
TOTAL	2600	100	2688	1717	489	100.0	100.0	100.0

* Actual Units Represent Net Production Figures

(1) CMHC Housing Statistics Monthly Reports, 1977-1979
(2) City of Hamilton, Department of Buildings, Reports of the Months, 1975-1979

APPENDIX 4 - RESIDENTIAL LAND INVENTORY

UNIT TYPE	ESTIMATED TARGETS	SHORT-TERM SUPPLY			
		REGISTERED	DRAFT APPROVED	UNDER CONSID.	TOTAL
Single	659 x 2 = 1300	130	1907	611	2648
Semi	130 x 2 = 260	38	1320	506	1864
Row	160 x 2 = 320	-	981	501	1482
Apt.	1660 x 3 = 4990	-	714	148	862
TOTAL	2600 6870	168	4922	1766	6856

Source: Development Division, Planning and Development Department, Hamilton-Wentworth Region, 1979.

APPENDIX 5 - Apartment Vacancy Rates, 1975 - 1979
City of Hamilton

Survey Months	1975	1976	1977	1978	1979
April	1.8	3.9	4.9	4.8	3.1
October	3.5	3.5	5.0	4.1	2.0
Average Annual	2.7	3.7	4.9	4.5	2.6

Source: C.M.H.C. Rental Apartment Vacancy Surveys, April and October, 1975 - 1979

APPENDIX 6 - AVERAGE RENTS FOR VACANT APARTMENTS
CITY OF HAMILTON, 1975 - 1979

UNIT TYPE BY ACTUAL AND 1979 DOLLARS*

PERIOD	BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM	
	ACTUAL $	1979 $	ACTUAL $	1979 $	ACTUAL $	1979 $	ACTUAL $	1979 $
OCT. '75	150	206	179	246	223	307	260	358
APR. '76	150	193	177	227	217	279	287	369
OCT. '76	139	178	183	235	225	289	266	342
APR. '77	156	185	177	210	229	272	254	302
OCT. '77	150	178	183	218	220	262	258	307
** OCT. '78	159	174	197	215	234	255	282	308
APR. '79	158	158	198	198	238	238	295	295
OCT. '79	170	170	203	203	N/A	N/A	301	301

* All dollar values have been converted to 1979 dollars by utilizing the Consumer Price Index (1975 CPI = 138.9; 1976 CPI = 148.9; 1977 CPI = 160.8; 1978 CPI = 175.2; 1979 CPI = 191.2). The conversion is accomplished by the actual rent value per year ÷ the CPI for that particular year x the 1979 CPI.

** Figures are not available for April, 1978

Source: CMHC, Rental Apartment VAcancy Surveys, April and October 1975 - 1979.

APPENDIX 7 - LOW INCOME HOUSING - 1976-79

APPENDIX 7.1: Inventory of Rent-Geared-to-Income Units (1)

YEAR	SENIOR CITIZEN UNITS	FAMILY UNITS		TOTAL UNITS	INCREASE 1976-77-78-79
		DIRECT	RENT SUPPLEMENT		
1976	2728*	2222*	413	5363	
					168
1977	2728	2250	553	5351	
					306
1978	2987	2282	568	5837	
					189
1979	3156**	2282	568	6026	

APPENDIX 7.2: Inventory of Non-Profit Housing Units (2)

YEAR	SENIOR CITIZEN UNITS	FAMILY UNITS	TOTAL UNITS	INCREASE 1976-77-78-79
1976	300	25	325	278
1977	452	151	603	
1978	452	151	603	0
1979	452	151	603	0

Source: (1) Hamilton-Wentworth Housing Authority
(2) C.M.H.C. Non-Profit Housing Organizations, City of Hamilton

* 113 Senior Citizen units and 7 family units from Non-Profit Housing Organizations are subsidized under the O.H.C. Rent Supplement Program

**20 1 Bedroom units were provided for disabled seniors

APPENDIX 8 - RESIDENTIAL REHABILITATION

TARGET: 195 units per year

APPROVALS

YEAR	O.H.R.P.	R.R.A.P.	TOTAL
1975			353
1976			452
1977	171	62	233
1978	169	104*	273
1979	148	101*	249

* Includes new program - Hamilton Assistance Rehabilitation Program (HARP)

Source: Department of Community Development, City of Hamilton

To Council on Tuesday Oct. 26/76

APPENDIX 9 - COUNCIL-ADOPTED HOUSING POLICY

REPORT OF THE PLANNING AND DEVELOPMENT COMMITTEE

To the Corporation of the City of Hamilton

Members of Council:

The Planning and Development Committee presents its THIRTY-FOURTH Report for 1976 and recommends:

1. That the Hamilton Housing Needs Study dated January 1976, prepared by Peter Barnard and Associates in conjunction with Proctor and Redfern Ltd., be adopted with the following amended policies and recommendations:

i) Meeting the Overall Housing Need

A. Adopt a housing unit target of 2,600 units to be built annually from 1976-81 and 3,000 units annually from 1981-86.

B. Adopt an annual housing unit inventory target approved for development of 1,300 single family dwelling units, 260 semi-detached dwelling units, 320 row house dwelling units, 4,990 apartment dwelling units.

C. Inform other Federal, Provincial, Regional and City agencies of targets.

D. Use unit type forecasts as guidelines in evaluating community and subdivision plans.

ii) Setting and Meeting Assistance Priorities

A. Provide 660 low income units (440 row, 220 apartment) annually by:

a) requesting the Provincial Government to raise shelter allowances.

b) requesting the Ministry of Housing to provide more rent supplement units.

c) requesting the Ministry of Housing and C.M.H.C. to provide more opportunities under the Modified Limited Dividend Program.

d) requesting the Ministry of Housing to provide additional public housing units.

e) the City initiating a study of the extent and nature of the problems faced by the handicapped in obtaining suitable accommodation.

f) the City examining the financial implications of creating a non-profit housing corporation.

B. Ease the problems of single senior citizens by:

a) requesting the Province to re-assess the G.A.I.N.S. program for single senior citizens.

b) ensuring that senior citizens units currently planned and/or requested are completed within the next five years.

iii) Stimulate Rental Construction

A. Stimulate apartment construction by:

a) requesting the senior governments to examine rental investment incentives.

b) the City investigating the use of incentives to stimulate apartment construction.

c) carefully monitoring apartment construction.

B. Stimulate construction of more rental units suitable for families by:

a) ensuring a mix of family rental units in subdivisions.

b) discouraging condominium conversion of row and low-rise units.

c) establishing a quota system to be used in evaluating condominium applications.

d) requesting the C.M.H.C. and the Ministry of Housing to examine the lack of low-rise rental units.

e) studying various alternatives to encourage low-rise apartments.

iv) Rehabilitation of Existing Housing Stock

A. Establish and meet an O.H.R.P. target of 195 units annually.

B. Continue participation in the N.I.P. and R.R.A.P. programs.

C. Monitor the number of units rehabilitated through the application of the Property Standards By-law.

v) Residential Development Monitoring Program

A. Establish a monitoring program in the Regional Planning Department.

B. The City involve 'outside' agencies and organizations as well as other civic departments in establishing a program of monitoring residential development.

C. Solicit and disseminate information regarding housing trends on a regular basis.

NOTE: The Hamilton Housing Needs Study was prepared through an Ontario Housing Action Program (O.H.A.P.) grant to provide a comprehensive review of the existing housing situation in the City of Hamilton and to suggest solutions to any uncovered problems.

Following its completion in January 1976, its availability was advertized in The Spectator, and copies were circulated to various individuals, agencies and groups for their comments. These comments in the form of submissions were presented at public meetings of the Planning and Development Committee held on May 5, 1976, July 14, 1976 and October 6, 1976.

On the basis of the submissions received and the public meetings held, it is now recommended that the Hamilton Housing Needs Study be adopted along with the amended recommendations and policies set out above.

Respectfully submitted,

Alderman W. M. McCulloch
Chairman
Planning and Development Committee

JWW:sm
October 12, 1976